

MINUTES
PLANNING & ZONING COMMISSION REGULATORY REVIEW COMMITTEE
Wednesday, April 27, 2011
Conference Room B, Audrey P. Beck Municipal Building

Members present: M. Beal R. Favretti, P. Plante, K. Rawn
Others present: G. Padick, Director of Planning; A. Hilding; T. Fahey

Call to Order:

Chairman Beal called the meeting to order at 1:20 p.m.

Minutes:

03-30-11- Favretti MOVED, Plante seconded, to approve the 3/30/11 minutes as written. MOTION PASSED with Beal and Rawn disqualifying themselves.

04-13-11- Favretti MOVED, Rawn seconded, that the 4/13/11 minutes be approved as written. MOTION PASSED with Plante disqualifying himself.

PZC Referral: Proposed revision of the Plan of Conservation and Development regarding Hunting Lodge Road area residential classifications:

Padick noted that the meeting packet included the citizen request to revise the Plan of Conservation of Development, and associated attachments, Section 8-23 of the State Statutes, a copy of the Plan of Conservation and Development map #22 "Planned Development Areas" and the Land Use Goals, Objectives and Recommendations portion of Mansfield's 2006 Plan of Conservation and Development. He summarized important elements of Section 8-23 including the process for revising a Plan and a section that provides for citizen requests to amend the Plan. Padick noted that a legal opinion may be necessary to address procedural aspects of the pending referral.

Committee members focused their discussion on process aspects of the subject request to amend the Plan. It was noted that based on the Statutes, citizens had a right to propose revisions and therefore the PZC needs to formalize a written process for evaluating and potentially acting on proposed revisions. It was acknowledged that the statutory process for revising a Plan would be time consuming and would involve costs. There was general agreement that it would be problematic if all requests, regardless of merit, need to be processed through the statutory Public Hearing and referral process. After further review of Section 8-23(i), it was agreed that the Town Attorney's opinion shall be sought regarding process issues, particularly whether all submittals needed to be processed pursuant to 8-23 subsection g. Padick agreed to seek a written opinion on this issue.

CLEAR recommendations for Low Impact Development Practices:

Padick briefly reviewed with Committee members April 2011 recommendations forwarded to the Town from UConn Center for Land Use Education and Research. It was agreed that a number of the recommendations should be considered. Padick agreed to begin work on this issue but implementation will need to be delayed until the fall of 2011.

Future Meetings:

The next meeting was scheduled for Wednesday, May 25th at 1:15 in Conference Room B.

Adjournment:

The meeting was adjourned at 2:36 p.m.

Respectfully submitted,
R. Favretti, Acting Secretary